

Torrey Hills Community Plan

**Draft Amendment
March 2008**

Applicant: Coast Income Properties

Project: Torrey Hills VTM

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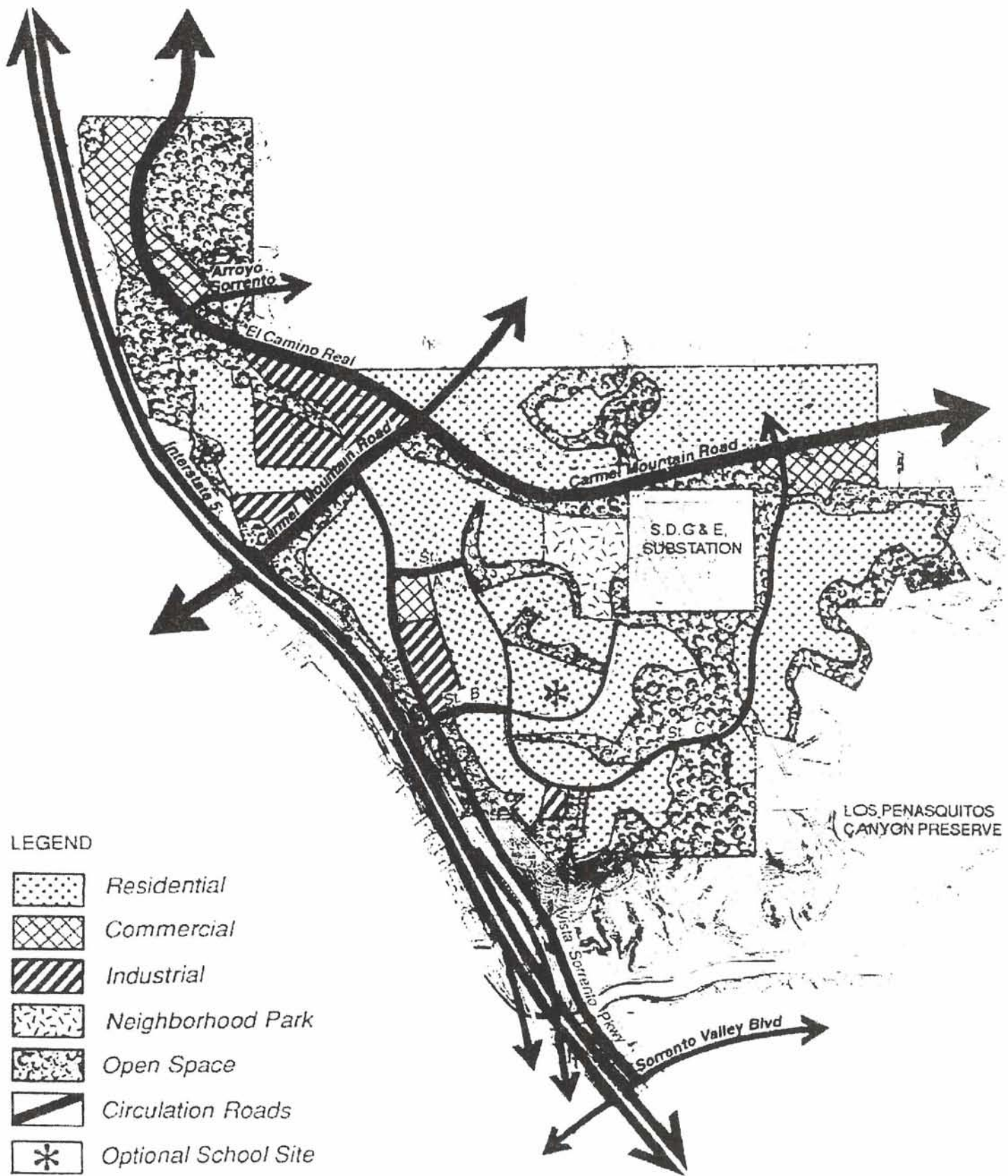


Table 1
Land Use Table

LAND USE	ACRES	PERCENT OF COMMUNITY PLAN	DEVELOPMENT INTENSITY
RESIDENTIAL			
• Very Low	22	3	123 units
• Low	203	26	1,211 units
• Medium Low	55	7	1,242 units
• <u>Medium</u>	<u>13.3</u>	<u>2</u>	<u>484 units</u>
TOTAL RESIDENTIAL	<u>280</u> <u>293.3</u>	36 <u>38</u>	2,576 units <u>3,060 units</u>
COMMERCIAL			
• Torrey Reserve	24	3	477,000 SQ. FT.
• Support Commercial Center	4	1	40,000 SQ. FT. of support retail commercial or industrial business park land uses OR a maximum of 300 hotel rooms and 5,000 sq. ft. of support retail commercial land uses <u>4,000 SQ. FT.</u>
• Torrey Hills Neighborhood Commercial Center	13	1	151,300 SQ. FT.
TOTAL COMMERCIAL	41	5	668,300 SQ. FT. <u>672,300 SQ. FT.</u>
INDUSTRIAL/BUSINESS PARK			
• Torrey Hills Industrial / Business Park	47 <u>33.7</u>	6 <u>4</u>	1,099,775 SQ. FT. <u>954,775 SQ. FT.</u>
• Campus at Torrey View	8	1	200,100 SQ. FT.
TOTAL INDUSTRIAL/BUSINESS PARK	55 <u>41.7</u>	7 <u>5</u>	1,299,875 SQ. FT. <u>1,154,875 SQ. FT.</u>
Community Sports Park Complex	14	2	
OPEN SPACE	288	37	
UTILITY			
• SDG&E Substation	40	5	
STREETS, FREEWAYS	66	8	
TOTALS	784	100	

1. How The Plan Was Developed

Preparation of the Sorrento Hills Community Plan and the required Community and General Plan Amendment was officially made possible by action of the San Diego Planning Commission on July 2, 1981, when the Commission instructed the San Diego Planning Department to work with the property owners to develop a policy document and plan for the area. The original Community Plan was subsequently adopted by the San Diego Council on March 8, 1983.

An updated version of the Sorrento Hills Community Plan was prepared in 1994, which allocated land uses to an approximate 178-acre addition to the community resulting from an action by the voters of San Diego in 1986 to trade this area, previously part of Los Penasquitos Canyon Preserve, for approximately 288 acres of privately owned land regarded as higher quality park land. Other land use changes were incorporated into the Community Plan at that time including a greater focus on residential use and a greater focus on residential changes and the addition of street "A" (or Vista Sorrento Parkway, as it has been subsequently named), and important north-south access through the community benefiting community residents and employees as well as motorists accessing adjacent communities. In 1997, a subsequent amendment to this Community Plan occurred resulting in a refinement of land use changes which occurred with 1994 update. Subsequent to the Torrey Hills project's update of the Community Plan, and additional amendment to the Community Plan was approved in 1997 for Torrey Reserve Gateway. Again, in 1999 the Sorrento Hills Community Plan was amended to expand the Support Commercial uses permitted within Sorrento Hills to include hotel uses intended to support adjacent business/professional offices and residential land uses.

The 1994 through 2002 **2007** amendments have been prepared by a private consultant team working closely with the City of San Diego Long Range and Facilities Planning Department staff. The consultant team was largely responsible for conducting the necessary research, drafting the plan elements, soliciting input from neighboring groups, and acting as a liaison between the property owners and the City. The City of San Diego Long Range and Facilities Planning Department staff provided technical assistance and evaluated the materials prepared by the consultant team for the consistency and compliance with established City policies and regulations.

Because prior to 1997 there were no inhabitants residing in the area of the Sorrento Hills Community Plan, the San Diego Planning Commission acted as the Community Planning Group per City Council Policy 600-5 for the review and approval of the Plan in 1983, as well as subsequent amendments in 1994 and 1997. In capacity, the Planning Commission conducted workshop sessions and public hearings prior to adoption of the Community Plan. For the 1999 amendment, the newly formed Sorrento Hills Community Planning Board provided input and recommendations.

provides a north-south access through the community between Carmel Mountain Road and Sorrento Valley Boulevard.

The Torrey Hills 1997 amendment to this Community Plan involved a further refinement of planned land uses, primarily in the southern portion of the community, and minor adjustments to the circulation system. The area devoted to industrial land uses has been reduced and concentrated in the western portion of the community, where easy access to I-5 and Vista Sorrento parkway is available. Recognizing the potential to market this high profile area to corporate headquarters and professional office users, the land designation for this area has been renamed Industrial Park. The 1997 amendment provides a broader range of residential land uses, varying from apartments, condominiums and town homes, to smaller lot detached residential and traditional single family subdivisions. A Neighborhood Commercial Center has been added, providing for retail commercial uses typically serving residential neighborhoods. In anticipation of an increase in students associated with more traditional family neighborhoods, the 1997 amendment provided the option for an elementary school site located central to residential developments planned for the southern portion of the community.

In addition to the Torrey Hills 1997 update of the Community Plan, a second amendment relative to the Torrey Reserve Gateway project was approved in 1997, resulting in the land use change of approximately 30 acres located immediately east of I-5 and north and south of Carmel Mountain Road. That amendment replaced the Sorrento Hills Gateway industrial area with the Torrey Reserve Gateway Medium-Low Density Residential Area.

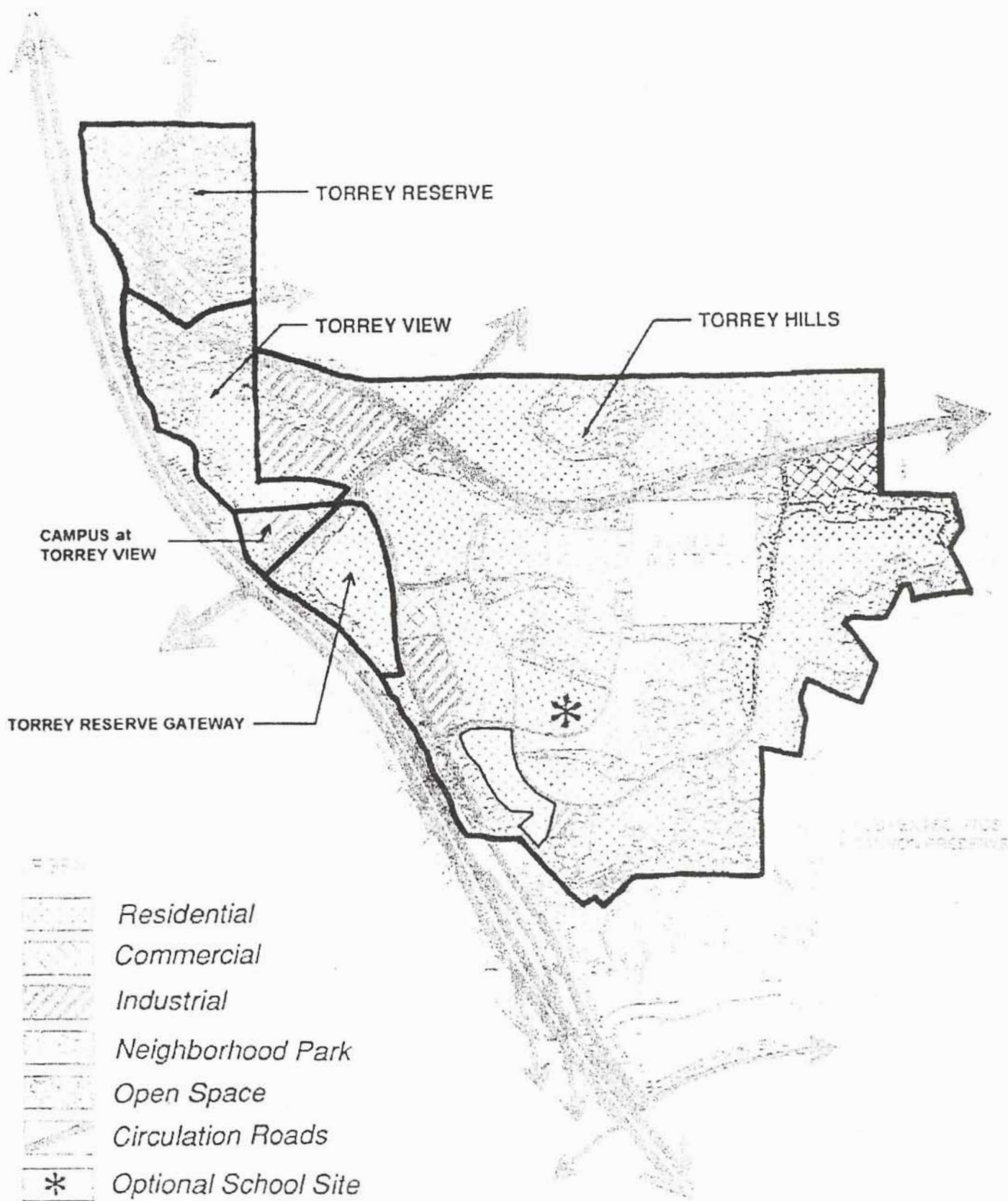
There was a 1999 amendment that involved a refinement of planned land uses in subarea "b" of the Torrey Hills Industrial/Business Park portion of the community. The 1999 amendment included the addition of hotel uses in the Support Commercialized use designation. In order to accommodate opportunities for hotels in the Support Commercial land use areas, this community plan recommends a rezone to CV and an application of a Planned Commercial Development (PDP) Permit.

The 2002 plan amendment involved the designation of 7.7 acres north of Carmel Mountain Road and east of I-5 from residential to industrial land uses. The area is contiguous to the Carmel Mountain Road freeway interchange. The proximity to the UCSD campus and to accommodate the expanding need for industrial/high-tech/corporate office uses in the area, coupled with access to transportation and future transit uses supported the land use change. To facilitate the design objectives and the transportation improvements of the community plan, the application of a Planned Development Permit (PDP) is recommended.

The 2007 plan amendment involved the designation of approximately 13.3 acres east of Vista Sorrento Parkway and south of Calle Mar de Mariposa from industrial to

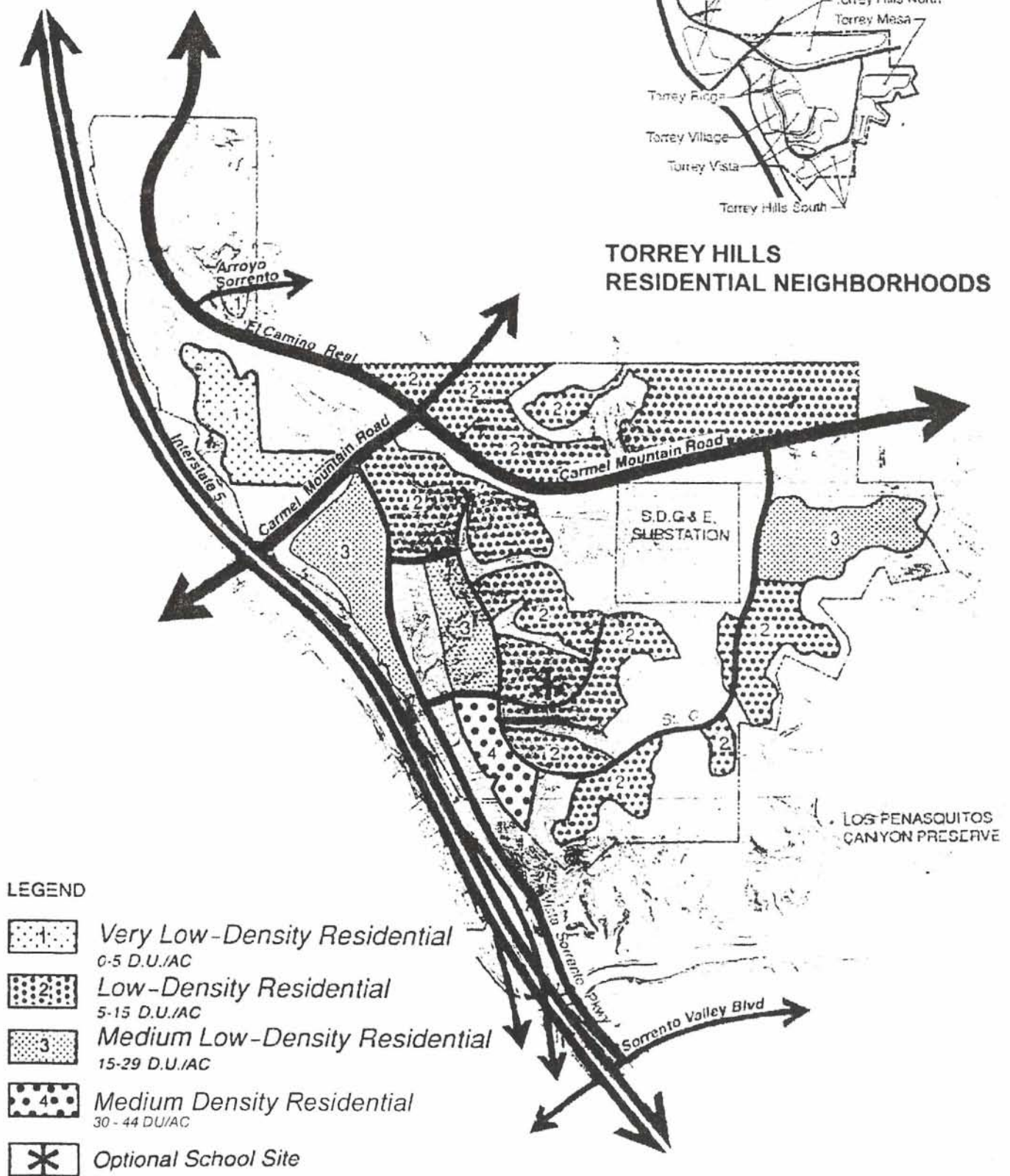
residential land use. This amendment provides a land use transition between Industrial/Business Park and medium density residential land uses to the north and single family residential land uses to the south and east. This Community Plan Amendment includes a rezone from IP (Industrial Park) to RM (Medium Residential) and the application of a Planned Development Permit is recommended.

Local Coastal Program





TORREY HILLS RESIDENTIAL NEIGHBORHOODS



Residential Land Uses
Torrey Hills Community Plan

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FIGURE

Specific Proposals

The Sorrento Hills Community Plan provides a range of residential land use densities to meet the goals of the Plan and housing needs in the area. Standard single family detached residential units will generally fall in the Very Low density range of 0-5 dwelling units per acre (DU/AC) and the Low Density range of 5-15 DU/AC; courtyard units will also fall within the Low density range of 5-15 DU/AC; while apartment and condominium projects will occur at the Medium-Low density range of 15-29 DU/AC **and Medium density range of 30-44 DU/AC.** The residential land uses will total ~~36~~ **38** percent of all land uses in Sorrento Hills providing approximately ~~2,576~~ **3,060** dwelling units.

The location of residential land use categories, community planning areas and neighborhoods are illustrated in Figure 7, Residential Land Uses. Table 2, Residential Land Uses, provides a tabulation of units and acreage included in each residential land use designation.

Table 2
Residential Land Uses

Residential Land Use Area	Density	Acreage	Total Number of Dwelling Units
Torrey View	Very Low (0-5 DU/AC)	22	123
Torrey Hills	Low (5-15 DU/AC)	203	1,211
	Medium-Low (15-29 DU/AC)	38	770
	<u>Medium (30-44 DU/AC)</u>	<u>13.3</u>	<u>484</u>
Torrey Reserve Gateway	Medium-Low (15-29 du/ac)	17	472
Total		280 <u>293.3</u>	2,576 <u>3,060</u>

that sound walls should be required along the western perimeter of the neighborhood adjacent to the I-5 freeway, in areas along Carmel Mountain Road and along Vista Sorrento Parkway to attenuate noise levels to meet City standards for residential uses. Sound walls should aesthetically designed to avoid visual impacts from the off-site public views such as motorists on I-5.

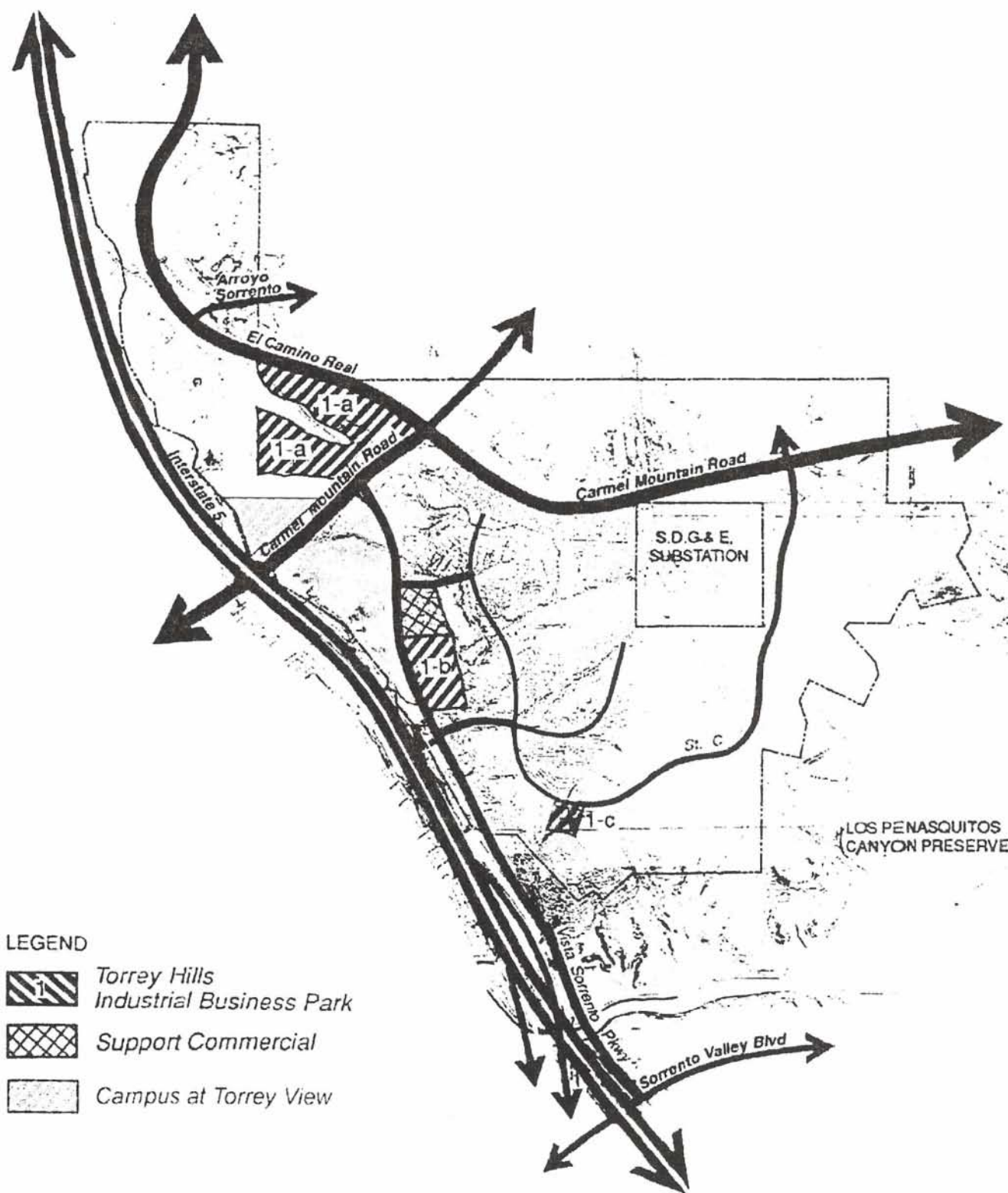
Medium Density Residential Uses

The medium density residential land use category permits the development of between 30-44 DU/AC. The development will most likely consist of low-rise structures such as townhomes , condominiums and apartment units. Approximately 1 percent of the community will develop with this land use designation. Developments should occur as Planned Residential Developments (PRDs) which will provide the design review and development standards necessary to meet the goals and objectives of this Plan. One area within the Torrey Hills community provides for development of medium residential land use as described below.

- **Approximately 13.3 acres located east and adjacent to Vista Sorrento Parkway are planned to develop with a maximum of 484 medium-low density residential units and 4,000 square feet of commercial space. The medium density residential land uses planned for this area continue the transition between Industrial/Business Park land uses to the north and single family residential land uses to the south and east. The Design Guidelines included in section 5 of this plan will be implemented to ensure adequate continuation of vehicle noise due to the proximity to Interstate 5 and to provide a compatible transition between Industrial/Business Park land uses and low density residential land uses. Design consideration will be implemented to ensure sensitive treatment of the open space resource along Vista Sorrento Parkway.**

Balanced Community

The City of San Diego promotes economically and radically balanced communities. The Housing Element of the General Plan identifies four components of balanced



Industrial/Business Park Land Uses
Torrey Hills Community Plan

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FIGURE

Industrial/Business Park Land Uses

Goals

1. Provide region wide employment opportunities in high-end industrial/business park complexes that remain sensitive to community resources and land uses.
2. Provide employment centers in proximity to transit opportunities and residential development to reduce single occupant vehicular travel.
3. Provide well designed industrial/business park developments that will be aesthetically pleasing.
4. Ensure integration of industrial/business park land uses through a circulation network of roads, bikeways and pedestrians paths.
5. Provide an efficient community circulation network, particularly along Carmel Mountain Road and Vista Sorrento Parkway, by limiting driveway access. Access should be encouraged through the use of internal circulation and cul-de-sacs.
6. Develop Sorrento Hills as a balanced community. Support commercial uses should be easily accessible to industrial and residential uses in a manner designed to meet the social, recreational and shopping needs of area residents and workers.
7. Encourage satellite support uses within industrial/business park planning areas to serve employees.

Background

Approximately ~~54.5~~ **41.7** acres of the Sorrento hills Community have been designated for industrial/business park development. Industrial/business park developments will play a major role in balancing the character of the community a must exhibit a high degree of design sensitivity to topography, to adjacent development within the community and to land uses contiguous to the communities borders. Industrial/business park uses in Sorrento Hills will focus on light industrial, manufacturing, research and development and professional office uses which can be implemented through the M-1B and M-1P zones.

Specific Proposals

Industrial/business park land uses occur in one planning area in the western portion of the community, as shown in Figure 8, Industrial/Business Park Land Uses. Table 3, Industrial Land Uses, provides the anticipated development intensity of industrial lands in the community based on this planning area.

Table 3
Industrial Land Uses

INDUSTRIAL LAND USE DESIGNATION	ACREAGE	DEVELOPMENT INTENSITY (SF)
Torrey Hills Industrial/Business Park	47 <u>33.7</u>	1,099,775 <u>954,775</u>
Campus at Torrey View	8	200,100
SDG & E Substation	40	-----
TOTAL	95 <u>81.7</u>	1,299,875 <u>1,154,875</u>

Supportive commercial and private recreational uses should be provided within industrial/business park developments. The supportive commercial uses include such services as delicatessens and day care centers. The private recreational uses include such amenities as on-site athletic facilities and sports courts. These uses clearly must be accessory to the industrial /business park area. The amount of these commercial and recreational uses should be directly related to the number of employees within the industrial planning area.

The community plan also provides for a centralization of important commercial uses which are needed to support the industrial/business park land use base. Approximately four acres at the corner of Vista Sorrento Parkway and "A" Street and adjacent to the Sorrento Hills Gateway and Torrey Hills Industrial/Business Park areas of the community have been designated for Support Commercial uses. The Support Commercial Center land use designation in this area is intended to accommodate a congregation of retail commercial uses, such as delicatessens, restaurants, dry cleaners, copy stores, shoe repair shops and barber/hair stylists. A gas station is also an allowed use in this area, with approval of a Conditional Use Permit. The underlying zone for the Support Commercial Center shall be M-1 A, development shall occur through the application of a Planned Industrial Development Permit, in order to establish necessary design control and permitted land uses. For a detailed discussion of the Commercial Uses, please see the Commercial Land Uses element of this plan. Should this area include those permitted in the adjacent Torrey Hills Industrial/Business parks, such alternate uses shall occur through a PID.

Torrey Hills Industrial/Business Park

The Torrey Hills Industrial/Business Park is planned for high-end light industrial, manufacturing and professional office uses on approximately 47 33.7 acres in three sub-areas within the community. These sub-areas are noted as "a","b" and "c" in Figure 8.

SPECIFIC PROPOSALS

The Torrey Hills Community Plan designates approximately 41 acres for commercial development (see **Figure 9, Commercial Land Uses**). **Table 4, Commercial Land Uses**, identifies the development intensity anticipated in each of the commercial areas.

TABLE 4
COMMERCIAL LAND USES

Commercial Land Use Designation	Acreage	Development Intensity
Torrey Reserve	24	477,000
Torrey Hills Neighborhood Commercial Center	13	151,30
Support Commercial Center	4	40,000 square feet of support retail commercial or industrial/business park land uses or a maximum of 300 hotel rooms and 5,000 square feet of support retail commercial land uses <u>4,000</u>
Total	41	668,300 <u>672,300</u>

Torrey Reserve

The commercial land use designation in this area encompasses approximately 24 acres, east of I – 5 and on both sides of El Camino Real. This area is recommended for commercial development under application of a Planned Commercial Development (PCD) Permit. No less than 20 percent of the commercial area should be developed with visitor commercial uses as defined in the Visitor Commercial (VC) Zone. The remaining 80 percent can be developed with commercial uses such as visitor commercial, financial, specialized commercial, office and corporate headquarters.

Circulation issues are relevant to this development area as well as the area located adjacent to Arroyo Sorrento (discussed below). El Camino Real runs north-south through the Torrey Reserve commercial area; Arroyo Sorrento Road intersects El Camino Real from the east. North of the Torrey Reserve commercial area, El Camino Real intersects with Carmel Valley Road/SR – 56 and continues north into the Carmel Valley community planning area. To the south of the Arroyo Sorrento commercial area, El Camino Real becomes Carmel Mountain Road which has been planned to eventually intersect with I-15, located east of Torrey Hills.

REVISED TABLE C-1
TORREY HILLS COMMUNITY LAND USES BY TRAFFIC ANALYSIS

TAZ	LAND USE	BUILDABLE INTENSITY	GENERATION RATE	ADT
598	OFFICE CORPORATE	440,066 SF	15 /KSF	6,601
	VISITOR SERVING COMM.	36,580 SF	20 /KSF	732
684	SINGLE FAMILY (4,000 SF)	121 DU	10 / DU	1,210
	SINGLE FAMILY (5,000 SF)	37 DU	10 / DU	370
685	SINGLE FAMILY DWELLING	2 DU	10 / DU	20
720	OFFICE	210,000 SF	20 / KSF	4,200
721	OFFICE	210,000 SF	20 /KSF	4,200
	SINGLE FAMILY DWELLING	121 DU	10 /DU	1,210
	INDUSTRIAL	120,000 SF	15 /KSF	1,800
	INDUSTRIAL	42,070 SF	15 /KSF	631
722	COURTYARD	52 DU	10 /DU	520
723	COURTYARD	143 DU	10 /DU	1,430
724	COURTYARD	120 DU	10 /DU	1,200
	SINGLE FAMILY (5,000 SF)	30 DU	10 /DU	300
725	SINGLE FAMILY (5,000 SF)	83 DU	10 /DU	830
726	INDUSTRIAL	237,930 SF	15 /KSF	3,569
727	SINGLE FAMILY (5,000 SF)	121 DU	10 /DU	1,210
	ELEMENTARY SCHOOL	4 AC	60 /AC	240
	PARK	16.2 AC	68 / AC	810
730	SINGLE FAMILY (4,000 SF)	242 DU	10 /DU	2,420
731	MULTI-FAMILY	340 DU	8 /DU	2,720
	OFFICE/INDUSTRIAL	310,000 SF	20 /KSF	6,200
	*SUPPORT COMMERCIAL	40,000 SF	72 /KSF	*(2,880
				<u>- 950)</u>
*(950 ADT transfer to TAZ 737)	SUBTOTAL			<u>10,850</u>
732	NEIGHBORHOOD COMMERCIAL	18,000 SF	73.7 /KSF	1,314
733	NEIGHBORHOOD COMMERCIAL	133,300 SF	56.4 /KSF	7,511
735	MUTI-FAMILY	430 DU	8 /DU	3,440
	SINGLE-FAMILY (4,000 SF)	172 DU	10 /DU	1,720
737	OFFICE	220,000 SF	23 /KSF	4,400
<u>737*</u>	OFFICE			<u>(4,400</u>
	MULTI-FAMILY			<u>+ 950)</u>
	COMMERCIAL			
	SUBTOTAL			<u>5350</u>
738	SINGLE FAMILY (5,000 SF)	90 DU	10 /DU	900

TOTAL TRAFFIC

64,588

Legend: SF = Square Feet
DU = Dwelling Unit
KSF = 1,000 Square Feet

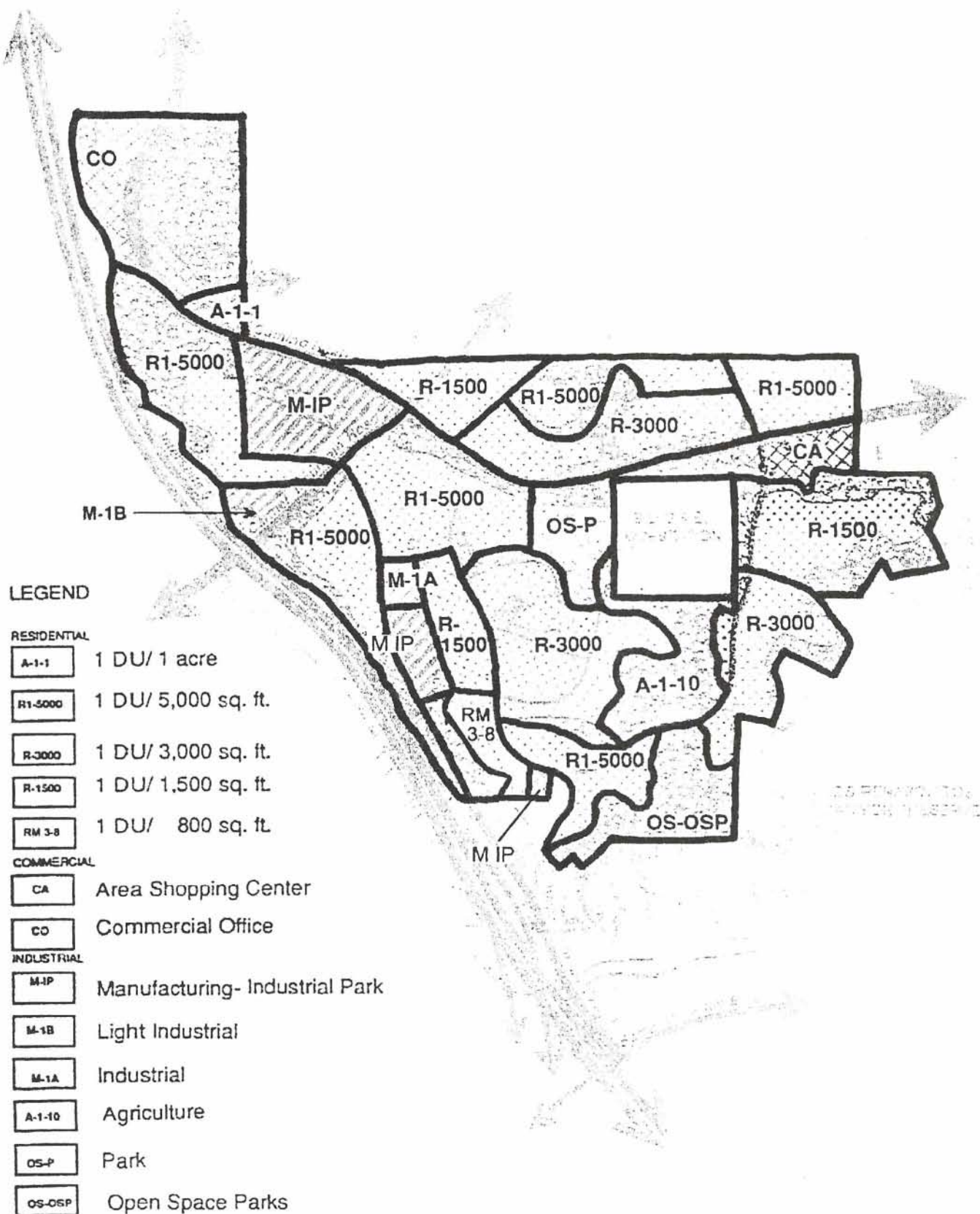
<u>737*</u>	<u>OFFICE</u>	<u>75,000</u>	<u>23 /KSF</u>	<u>1,725</u>
	<u>MULTI-FAMILY</u>	<u>100 DU**</u>	<u>8 /DU**</u>	<u>800**</u>
	<u>MULTI-FAMILY</u>	<u>384 DU**</u>	<u>6 /DU**</u>	<u>2,304**</u>
	<u>COMMERCIAL</u>	<u>4,000 SF**</u>	<u>40 /KSF**</u>	<u>160**</u>

SUBTOTAL

4,989

**** Per Table A – Traffic Impact Study (LSA)**

737* Proposed ADT is 4,989 which is less than the allocated 5,350 ADT.



Community Plan Recommended Zoning

Torrey Hills Community Plan

D-1

FIGURE